

**Petition No: 2018-137**

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**IMPACT UNDER CURRENT ZONING**

*Number of housing units allowed under current zoning: The approximately 0.48 acres zoned R-5 would allow approximately 2.4 dwelling units.*

The subject property is undeveloped.

*Number of students potentially generated under current zoning: 1 elementary student(s)*

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units: The conditional B-2( CD) district request seeks to allow 10 multi-family dwelling units on 0.48 acres*

*CMS Planning Area: 1, 2, 3*

Average Student Yield per Unit: 0.1184

This development may add 1 student(s) to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2018-19 school year.

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Building Classrooms/ Teacher Stations</i>	<i>20<sup>th</sup> Day Enrollment</i>	<i>Building Classroom/ Adjusted Capacity (Without Mobiles)</i>	<i>20<sup>th</sup> Day, Building Utilization (Without Mobiles)</i>	<i>Additional Students As a result of this development</i>	<i>Utilization As of result of this development (Without Mobiles)</i>
THOMASBORO ACADEMY PREK-8	39.5	32	556	450	123%	1	<b>123%</b>
WEST CHARLOTTE HIGH <sup>1</sup>	82.0	96	1332	1559	85%	0	<b>85%</b>

1. Construction of a new 125 classroom school; to replace current facility built in 1954 is slated to begin April 2020 (tentative date).

The total estimated capital cost of providing the additional school capacity for this new development is \$34,000; calculated as follows:

Elementary School:  $1 \times \$34,000 = \$34,000$



## Planning Services

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### **RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about a rezoning case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the school(s) listed above.

Applicants are encouraged to contact us in advance of their project submittals to inform CMS of their prospective impacts and discuss mitigation alternatives.